

Harbor Isles 2 Condominium Association
c/o: Prestige Property Management
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Cape Canaveral, FL 32920
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Board of Directors
Meeting Minutes
held
Thursday, September 22, 2016

This meeting was called to order at 7:05 p.m.

A quorum was established with 4 of 5 Directors present. Jerry Scholder was excused.

Proof of Notice: On file – Posted at least 48 hours in advance of the meeting

Jim Smith motioned to waive the reading of the minutes from the previous meeting. Judy 2nd. All were in favor and the minutes were accepted as submitted.

Recognition of Members Present and their Comments on Agenda Items: Karen Berry brought up some pool issues that Lori will inform the HI 1 Board about and contact the service company. She discussed having no ATT signal in the unit and Sean informed the members that if they call their cellular phone service provider and tell them you cannot get an y signal in the unit, they “should” be able to provide a “micro cell” for free.

Rob Gilmore questioned the date of the meeting regarding the fire sprinkler retrofitting waiver. Lori informed him it was scheduled for October 20. She assured him that she would work to be sure all the vote were received and that if for some reason a majority was not reached, there was time to have another meeting before the deadline of December 30, 2016.

Reports of Officers and Agents, if any:

- a. President - None
- b. Vice-President - None
- c. Treasurer: Judy read the financial statements to date and read the profit and loss for August. She noted that while it seemed we were almost \$8400.00 in the red, this was due to the fact the 5 flood policies were paid for in this month. Otherwise the association was trending to come in under budget for the year.
- d. Committees: Jeannie Pearson has worked to bring the website as up to date as possible. There are a few areas that she is working on (photo gallery, etc) but the pertinent information was out there.
The social committee would like to install some decorations at the entrance for the holidays. Pictures were shown with their ideas. The Board approved having the committee decorating the entrance.
- e. Management/Agent:
 - i. Lori informed the Board that she was contacted yesterday from a Director with the Environmentally Endangered Lands Program (EEL program) and he sent her a notice regarding the restoration project that was to start in the next few weeks to the Thousand Islands located directly across from the Association. This information is attached.
 - ii. The seawall project was under way and she reminded the residents to please keep away from any roped off area and that they hope to have favorable weather to keep the project moving without delay. There is also a matting issue on the south lake and Robert from

Professional Docks would inspect this area and get us a few suggestions that might benefit us. Using a few different types of coquina rock was discussed.

- iii. Notices for Kabran Air Conditioning bulk service offer would be sent to the owners and those who wish to take advantage of the offer for routine maintenance could sign up in the clubhouse. This offer is presented once per year and is typically done in the beginning of the year when residents are back in town.

Old Business:

- a. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: **Tabled until further information obtained.**
- b. Addition to Alarm Monitoring Contract – Sean motioned to accept the proposal to add the weather feature to the alarm system for .75 cents per unit. Jim Smith 2nd. There was discussion around the table which ended in a straw vote of the members to get a feeling of how the residents to having this extra feature to the system. It was a majority of those owners in attendance (approximately 20 residents) not to add the feature. Discussion included the fact the many, if not all, cell phones have APP's for this service for free and you can also get this information on your computer. Sean rescinded his motioned. Joe Demers voted to table the matter until a greater count of the owner's preference could be made. All were in favor and the item was tabled. Lori will reach out to the owners and have them respond to a survey regarding this matter.
- c. Garbage Surrounds: Lenny and Conrad have made an agreement that anyone who places oversized items next to the garbage surround between building 9 & 10, they would place it in the surround at building #12 and phone Waste Management for a pick up.
- d. Tennis Court Resurfacing: The Board reviewed many proposals for resurfacing the tennis court on the garage at building 15 and after discussion Sean motioned to accept the bid submitted by NIDY in the amount of \$14,716.00. Joe 2nd. All were in favor and the motioned passed.

New Business:

Financial Reporting Options for Association: Lori explained to the Board that the Florida Statute allowed association to waive the financial reporting requirements every 3 years with the 4th year completing the mandated report. See attached information. Harbor Isles 2 has had an audit completed every year since turnover, or roughly 27 years. She explained that the State understood that when it made that rule, it was forcing associations to spend thousands of dollars each year on an audit when other such type reports garnered as much information while costing significantly less. Lori also reminded the Board that a CPA must complete any type of report each year. As the Statute allows the Membership to vote to waive these requirements, Jim Smith motioned to put it to a vote of the owners to waive the financial reporting requirement for year end 2016 of an audit and instead to complete a compilation. Sean 2nd. There was general discussion and Joe reminded the members that the membership must vote on this each year and this was not a vote for 3 consecutive years. With no further discussion, a call for a vote was made. All were in favor and the motion passed. Lori will place this on the proxy for the upcoming Members Meeting to be held October 20, 2016.

Next Meeting Dates: October 20, 2016 – Special Meeting of the Membership – 6:00 p.m.
October 20, 2016 – Board Meeting – Review of Proposed Budget – 7:00 p.m.

With no further Business to come before the Board, this meeting was adjourned at 8:18 p.m.